

Submission regarding changing of Rental laws

- 1 Longer leases – please define what this means for both renters and rental providers
- 2 Honesty and accuracy – what the landlord has to do should also apply to tenants
- 3 Property owner blacklist – cannot be a frivolous, vexatious or even fraudulent claim by an angry upset tenant. A process to determine breaches by Landlords must be followed as it is for tenants currently
- 4 Inconsistencies for speedy bond repayment what happens if landlord cannot get to the RTBA in time (14 days) and there is dispute over the end of lease – as to whether the premises was left in a reasonable state or not. Does this mean the Landlord is potentially out of pocket because the regulations and legislation have ignored nature justice requirements to give landlords some time to respond why not 28 days same as the Bond period ?
- 5 Reasons for NOT allowing Pets in rental properties

I am not animal unfriendly at all – in fact we had a dog for over 17 years who was a member of the family before dying earlier this year and is still missed.

However, the dog was a lot of work in our own home, both inside and outside the house.

Therefore, to allow pets without consideration of the following, means authorities are ignoring the rights of other tenants as well as ignoring unforeseen consequences that may result in actions against both tenants and property owners for reckless endangerment of people, which can be avoided

Some of these reasons include

- 1 Pets pee and poo all over the place despite best efforts of well-meaning tenants
 - a. So who is covering the cost of replacement carpet, furniture etc. – when they are damaged by dog, cat or bird faeces or urine - tenants? On the other hand, if there is an outdoor area or a garden in rented situation is the renter in all cases going to deal with faeces (just as we have to do in public parks now and pick up immediately) and the acidic urine with dead grass patches from this?
 - b. What is to happen when renters go to work? Who is looking after the pet and their toileting, during the day?
- 2 Who is paying for the costs of and getting rid of acidic pungent acidic urine smells form floors furniture carpets etc. – tenants?
- 3 Who is dealing with yapping dog at 2:00 am and what about other neighbours right to quite enjoyment of the occupied premises – renters and owners?
- 4 Who will deal with neighbours sleep deprivation and added stress, possibly leading to vehicle or machinery accidents for other neighbours – What about the wellbeing of others - people before pets?

- 5 Who is dealing with new walls and doors and furniture when they are inevitably and subsequently scratched by pets – they have claws – not fingernails – tenants – at own cost?
- 6 Who deals with the danger of children being bitten, and when they are actually bitten by animals, and adults being bitten as well? Tenant is responsible but Landlord will be as well – allowing a pet on premises yet this is another preventable injury outcome that could have been avoided.
- 7 With increased allergies abounding in society, and in particular increased asthma and anaphylaxis episodes – is the tenant going to be responsible for these triggers from the animals on premises - this could be from - pet hair, mites, ticks, fleas from animals as well as resultant illnesses particularly with more frail in society or worse
- 8 Moreover, what happens when the dog or cat gets loose, runs away, digs holes in walls or flooring, or eats wiring or insulation? , tenant cost again?
- 9 What happens when tenants go away – who looks after the pet? What if they are mistakenly left inside? The mess and filth will be unbearable even after 2-3 days. In addition, who is to clean this up – Tenant?

7 I find the proposal for renters to make minor modifications to property owners property without seeking consent again a denial of nature justice. All reasonable property owners understand renters may buy items from time to time that need fixings to walls but they should, not unreasonably get permission first. Most people have a mobile telephone and can request permissions via email agents or owners/operators easily and quickly

ALTERNATIVELY, advise at the start of each lease these installations are intended by the Tenant.

Tenants will need to treat premises with respect. In addition, before they physically leave the premises, at end of the lease they need to acknowledge property owner's right to expectation to return of the property in good working order and condition without significant repairs from these fixings to walls

Thank you

Name withheld for privacy reasons